



202301090065

01/09/2023 02:41 PM Pages: 1 of 8 Fees: \$259.50
Skagit County Auditor

Document Title: Deed of Trust

Reference Number :

Grantor(s):

additional grantor names on page ___.

1. Kevin Austin Grell
2. Menel Grell

Grantee(s):

additional grantee names on page___.

1. ReInvestments LLC
2. Guardian Northwest Title

Abbreviated legal description:

full legal on page(s) ___.

Section 25, Township 34 North, Range 4 East, NE SW

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___.

P 27805

I, Tamara McCoy, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$204.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Tamara McCoy
Managing member
ReInvestments LLC

Dated 1/9/23

When recorded return to:

ReInvestments, LLC
19505 127th Ave NE
Arlington, WA 98223

DEED OF TRUST

(For use in the State of Washington only)

THIS DEED OF TRUST, made on 31st day of December, 2022 between

Meriel and Kevin Austin Grell, a married couple,
as GRANTOR(S),
whose address is 16774 W Big Lake Blvd, Mount Vernon, WA 98274,

and

Guardian Northwest Title and Escrow
as TRUSTEE,
whose address is 3202 Commercial Avenue, Anacortes, WA 98221

and

ReInvestments, LLC.
as BENEFICIARY,
whose address is 19505 127th Ave NE, Arlington, WA 98223.

WITNESSETH: Grantors hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

Abbreviated Legal:

SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, NE SW

For Full Legal See Attached Exhibit "A"

Tax Parcel Numbers P27805

which real property is not used principally for agricultural purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues, and profits thereof.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantors contained in this Deed of Trust, and payment of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND NO/100 Dollars

(\$275,000.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantors, and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantors, or any of the Grantors' successors or assigns, together with interest thereon at the rate agreed upon.

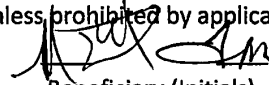
DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on December 31, 2042.

To protect the security of this Deed of Trust, Grantors covenants and agrees:

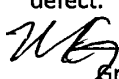
1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure, or improvement being built or about to be built thereon; to restore promptly any building, structure, or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens, or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantors. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantors in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees, and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantors fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.


7. **DUE ON SALE:** The property described in this security instrument may not be sold or transferred without the Beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.


Grantor (Initials)


Beneficiary (Initials)

8. **NO FURTHER ENCUMBRANCES:** As an express condition of Beneficiary making the loan secured by this Deed of Trust, Grantors shall not further encumber, pledge, mortgage, hypothecate, place any lien, charge or claim upon, or otherwise give as security the property or any interest therein nor cause or allow by operation of law the encumbrance of the Trust Estate or any interest therein without the written consent of a Beneficiary even though such encumbrance may be junior to the encumbrance created by this Deed of Trust. Encumbrance of the property contrary to the provisions of this provision shall constitute a default and Beneficiary may, at Beneficiary's option, declare the entire balance of principal and interest immediately due and payable, whether the same be created by Grantor or an unaffiliated third party asserting a judgment lien, mechanic's or materialmen's lien or any other type of encumbrance or title defect.


Grantor (Initials)


Beneficiary (Initials)

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured by this Deed of Trust shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantors and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantors in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary subject to any cure period provided in the note secured by this Deed of Trust. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.

- 5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser all right, title and interest in the real and personal property which Grantors had or had the power to convey at the time of the execution of this Deed of Trust, and as Grantors may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bond fide purchaser and encumbrances for value.
- 6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
- 7. In the event of the absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of an action or proceeding in which Grantors, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
- 8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

9. ADDITIONAL TERMS AND CONDITIONS: NONE

Dated: 1/9/23

[Signature]
Meriel Grell

[Signature]
Kevin Austin Grell

STATE OF Washington
COUNTY OF Skagit, SS:

I certify that I know or have satisfactory evidence that Meriel Grell and Kevin Austin Grell are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the of to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 1/9/2023
[Signature]

Printed Name Jacob I. Matson

Notary Public in and for the State of Washington

Residing at: 1700 Urban Ave Mount Vernon, WA 98273

My appointment expires: 10/22/2024

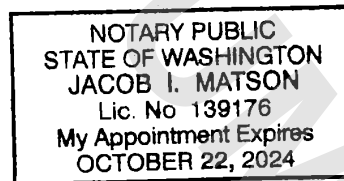


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 16774 W Big Lake Blvd, Mount Vernon, WA 98274

Tax Parcel Numbers: P27805

(TAX 10A) THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 65.6 FEET; THENCE NORTH 66 DEGREES 84' EAST, 306.25 FEET TO THE WEST LINE OF THE COUNTY ROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ROAD 206 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THENCE WEST TO THE PLACE OF BEGINNING; EXCEPT THE SOUTH 10 FEET AS CONVEYED TO SKAGIT COUTNY FOR ROAD PURPOSES BY DEED DATES JUNE 7, 1947, RECORDED JUNE 9, 1947 UNDER AUDITOR'S FILE NUMBER 405333, ALSO EXCEPT MINERAL RIGHTS